BILL GARRETT, Davidson County
Trans:T20130005450 DEEDWARR
Recvd: 01/18/13 15:36 2 pgs
Fees:13.00 Taxes:621.60

20130118-0006478

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Subscribed and sworn to before me this 11 day of January 2013

Notary Public
My commission expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Vicki Payne n/k/a Vicki Beare 2622 Bluefield Avenue Nashville, TN 37214	WILSON BANK & TRUST 1436 WEST MAIN ST. LEBANON, TN 37087	09601008400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol M. Hunt, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Vicki Payne n/k/a Vicki Beare and husband, Peter J. Beare,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of on the unrecorded map showing the Re-Subdivision of Lot Nos. 1 to 10 inclusive on the Plan of Bluefields, as of record in Book 843, page 16, Register's Office for said County, which Lot No. 11 is part of original Lot Nos. 7 and 8 on the Plan of said Bluefields, and described as follows: Beginning at a point in the northeasterly margin of Bluefields Avenue at the common original corner of Lots 7 and 8, being the common southerly corner of Lots 10 and 11, northeasterly 285 feet, more of less, to the right of way line of the Tennessee Central Railroad, which point is 38 feet west of the corner of Lots Nos. 11 and 12 of said Resubdivision, which point is 41 feet east of the original corner of Lots Nos. 7 and 8; thence with the line between Lots Nos. 11 and 12, Southwesterly 290 feet, more or less, to the northeasterly margin of Bluefield Avenue; thence with the margin of the same, northwesterly 75 feet to the point of beginning.

Being the same property conveyed to Carol M. Hunt, unmarried by deed from Michael S, Moore and wife, Shannon Edwards Moore, dated April 10, 2001 and recorded in Instrument No. 20010704-0071280, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2622 Bluefield Avenue, Nashville, TN 37214

The Grantor represents and warrants that the property conveyed herein has never been marital property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 11th day of January, 2013.

Carol M. Hunt

STATE OF OREGON
COUNTY OF Deschutes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol M. Hunt,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of January, 2013.

Notary Public

My Commission expires: 06-15-15

FILE NO: 2012122377

OFFICIAL SEAL
SHELLEY JEANNE MARSH
NOTARY PUBLIC-OREGON
COMMISSION NO. 459307
MY COMMISSION EXPIRES JUNE 15, 2015